

028.B

0001

0001.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

576,000 / 576,000

USE VALUE:

576,000 / 576,000

ASSESSED:

576,000 / 576,000


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		GRAFTON ST, ARLINGTON

OWNERSHIP	Unit #:	1
Owner 1: LAMEYER MICHAEL & SAMISHA J		
Owner 2:		
Owner 3:		
Street 1: 518 SAINT CROIX AVE W		
Street 2:		

Twn/City:	STILLWATER		
St/Prov:	MN	Cntry	Own Occ: N
Postal:	55082	Type:	

PREVIOUS OWNER
Owner 1: LAMEYER MICHAEL -
Owner 2: -
Street 1: 29 GRAFTON ST UNIT 1
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION			
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1905, having primarily Wood Shingle Exterior and 1260 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.			

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R2	TWO FAMIL		water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo			
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7021																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	576,000			576,000		154102
							GIS Ref
							GIS Ref
							Insp Date
							05/17/18

PREVIOUS ASSESSMENT								Parcel ID	028.B-0001-0001.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	576,000	0	.	.	576,000	576,000	Year end	12/23/2021
2021	102	FV	559,100	0	.	.	559,100	559,100	Year End Roll	12/10/2020
2020	102	FV	573,500	0	.	.	573,500	573,500	Year End Roll	12/18/2019
2019	102	FV	567,600	0	.	.	567,600	567,600	Year End Roll	1/3/2019
2018	102	FV	501,200	0	.	.	501,200	501,200	Year End Roll	12/20/2017
2017	102	FV	456,300	0	.	.	456,300	456,300	Year End Roll	1/3/2017
2016	102	FV	456,300	0	.	.	456,300	456,300	Year End	1/4/2016
2015	102	FV	421,200	0	.	.	421,200	421,200	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
LAMEYER MICHAEL	65642-557		6/30/2015	Convenience		99	No	No							
KELTS DAVID A,	61649-59		4/22/2013			369,900	No	No							
RICKER DIANE M-	31988-223		11/1/2000			275,000	No	No	4						
	20633-378		7/1/1990			164,000	No	No	Y						

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
5/13/2016	619	Porch	7,500					reroof porch	5/17/2018	Measured	DGM	D Mann					
1/3/2007	5	New Wind	2,000					replace 1 window	5/6/2000		197	PATRIOT					
7/31/2001	513	Re-Roof	5,000	C													
11/9/1998	811	Manual	6,000					REROOF 1/2 BLDG.									

 Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	99 - Condo Conv	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	3 - Gambrel	
Roof Cover:	1 - Asphalt Shgl	
Color:	BROWN/WH	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

641-3232, Building Number 1.

SKETCHUndisplayed Areas:
GLA: 1260**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1905
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	
Bsmt Flr:	
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

CONDO INFORMATION

Location:	
Total Units:	

Floor: 1 - 1st Floor

% Own: 40.00000000

Name: 63 - 7021

DEPRECIATION

Phys Cond: GD - Good

Functional:

Economic:

Special:

Override:

18. %

CALC SUMMARY

Basic \$ / SQ: 305.00

Size Adj.: 1.35000002

Const Adj.: 1.01999998

Adj \$ / SQ: 419.985

Other Features: 60500

Grade Factor: 1.00

NBHD Inf: 1.20000005

NBHD Mod:

LUC Factor: 1.00

Adj Total: 707617

Depreciation: 131617

Depreciated Total: 576000

COMPARABLE SALES

Rate Parcel ID Typ Date Sale Price

COMMENTS

641-3232, Building Number 1.

RESIDENTIAL GRID

1st Res Grid Desc: Line 1 # Units 1

Level FY LR DR D K FR RR BR FB HB L O

Other

Upper

Lvl 2

Lvl 1

Lower

Totals RMS: 6 BRs: 2 Baths: 1 HB

SKETCH**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu #	Ten
GLA	Gross Liv Ar	1,260	419.980	529,181						

Net Sketched Area: 1,260 Total: 529,181

Size Ad 1260 Gross Area 1260 FinArea 1260

IMAGE**AssessPro Patriot Properties, Inc**